



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 7/25/2018
Common Council Item Number: PC18-0082	Date: 7/25/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: James Karpowitz, 1116 Green Valley Drive – Conditional Use Permit	

Details:
 The applicant is seeking a Conditional Use Permit to build a wireless communication facility in the back yard of his home at 1116 Green Valley Drive. The property is zoned RS-3, so wireless communication facilities require a Conditional Use Permit.

The facility will consist of a thirty foot tall antenna tower for long distance two way radio communication. The applicant is a hobbyist and plans to use the tower for amateur, personal communication. The tower will be a three-legged aluminum structure with a concrete and steel base. It will be designed so that the applicant can tilt it to a horizontal position in the back yard for maintenance and modifications. It will not be possible to tilt in any other direction.

The structure is stress tested to withstand 80 mile per hour winds with a 20 square foot radio array attached, and up to 110 mile per hour winds with a 10 square foot antenna attached. The tenant plans to attach an array that will be much smaller than 20 square feet. The antenna will extend above the tower up to about 35 feet. Power lines run through the rear of the yard near the property boundary and a connecting line runs through the line to the house, but the structure will be located in such a way that it can be lowered without coming close to the lines.

A large radio antenna is currently attached to the roof of the house. The radio and the house combined reach a height of about 25 feet. A similar antenna is attached to a house across the street, and the applicant has supplied examples of other locations in the city with similar arrays. Neighbors have not reported any interference from the existing array.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for a 30 foot radio tower with an antenna extending up to five feet above it at 1116 Green Valley Drive with the following conditions.

- The applicant will obtain the required building permits and will verify the structure's location with the inspector.
- All Engineering Department, Water Utility, and Fire Department comments to be addressed.